

NO TRANSFER  
TAX PAID**WARRANTY DEED**Know All Men By These Presents  
**000112**

37-135-12

That I, **Marc S. Golden** of Sidney in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **246 KMD Corp.**, a Maine corporation, with its principal place of business in Waterville, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said 246 KMD Corp., its successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A one-half (1/2) interest in and to the UNIT known and designated as Unit One in Building #2 in NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat and Plans by A.E. Hodsdon, Consulting Engineers, entitled "New Horizons" Professional Office Condominiums and filed in the Kennebec County Registry of Deeds in Plan File E-87062 thru E-87064 and Plan File E-88166 and by Rowe & Wendell, Surveyors, and John Whipple Architects in Plan Files E-90273 thru E-90277. Specific reference is made to the NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated May 12, 1988, and recorded in said Registry in Book 3346, Page 105 and re-recorded in Book 3362, Page 33, and amendment thereto, dated August 5, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3402, Page 203 and re-recorded in Book 3407, Page 265, and an amendment dated September 6, 1990 and recorded in said Registry in Book 3844, Page 71 and the same are incorporated by reference herein. The aforesaid Plat and Plans are Exhibit C to the Declaration.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING the premises conveyed to Marc S. Golden, by Warranty Deed from Mainely Rental, Inc. dated January 3, 1996, and recorded in the Kennebec County Registry of Deeds in Book 5049, Page 114.

SUBJECT, HOWEVER, to a Mortgage Deed given by Mainely Rental, Inc. and Marc S. Golden to Peoples Heritage Savings Bank dated January 4, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5049, Page 116, which Mortgage, and the underlying debt, the Grantee, by acceptance of this Warranty Deed, assumes and personally agrees to pay. Subject also to a UCC-1 Financing Statement to Peoples Heritage Savings Bank dated January 4, 1996 and recorded in the Kennebec County

Registry of Deeds in Book 5049, Page 121 and an Assignment of Leases and Rentals to Peoples Heritage Savings Bank dated January 4, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5049, Page 122.

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TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said 246 KMD Corp., its successors and assigns, to it and its use and behoof forever.

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Marc S. Golden, have hereunto set my hand and seal this 30 day of December, 1998.

Signed, Sealed and Delivered  
in the presence of

Edmund  
Witness

Marc S. Golden  
Marc S. Golden

STATE OF MAINE  
County of Kennebec, ss.

Date: December 30, 1998

Personally appeared the above-named Marc S. Golden and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Stephen F. Dubord  
Notary Public

Printed name: \_\_\_\_\_

My comm. exp: \_\_\_\_\_

(Seal)



STEPHEN F. DUBORD  
Notary Public Attorney at Law  
My Commission Expires  
September 4, 2001

RECEIVED KENNEBEC SS.

1999 JAN -5 AM 9:00

ATTEST: Thomas Reed Thomas  
REGISTER OF DEEDS